101.0	0005	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	727,600 / 727,600
					USE VALUE:	727,600 / 727,600
					ASSESSED:	727,600 / 727,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
362		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BECKER VALERIE J/ TRUSTEE
Owner 2:	MEDZORIAN BECKER REVOCABLE TR
Owner 3:	
Street 1:	362 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BECKER VALERIE -
Owner 2:	-
Street 1:	362 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,480 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1963, having primarily Wood Shingle Exterior and 2376 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6480.000	297,500		430,100	727,600
Total Card	0.149	297,500		430,100	727,600
Total Parcel	0.149	297,500		430,100	727,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.18 | /Parcel: 306.1

Legal Description

User Acct 65379

GIS Ref

GIS Ref

Insp Date 10/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 101.0-0005-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	297,500	0	6,480.	430,100	727,600	727,600	Year End Roll	12/18/2019
2019	101	FV	257,600	0	6,480.	430,100	687,700	687,700	Year End Roll	1/3/2019
2018	101	FV	257,600	0	6,480.	368,600	626,200	626,200	Year End Roll	12/20/2017
2017	101	FV	257,600	0	6,480.	344,100	601,700	601,700	Year End Roll	1/3/2017
2016	101	FV	257,600	0	6,480.	294,900	552,500	552,500	Year End	1/4/2016
2015	101	FV	259,900	0	6,480.	264,200	524,100	524,100	Year End Roll	12/11/2014
2014	101	FV	259,900	0	6,480.	244,500	504,400	504,400	Year End Roll	12/16/2013
2013	101	FV	260,800	0	6,480.	233,200	494,000	494,000		12/13/2012

!8114!

PRINT

Date	Time
12/10/20	22:42:00

LAST REV

Date	Time
12/09/20	09:30:56
mmcmakin	
8114	

USER DEFINED

Prior Id # 1:	65379
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BECKER VALERIE,	1565-141	1	11/20/2020	Convenience	1	No	No		
BECKER CLORI A	1309-40		9/29/2005	Family	1	No	No		
	692-169		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2014	1262	Manual	3,000		9/25/2014			Air sealing and in
8/11/2011	844	Manual	1,177					REPL REAR EXT DOOR
6/25/2009	523	Re-Roof	13,750					

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	Inspected	PH	Patrick H
10/4/2018	MEAS&NOTICE	BS	Barbara S
3/6/2013	Inspected	BR	B Rossignol
6/15/2009	Measured	189	PATRIOT
5/2/2000	Inspected	276	PATRIOT
10/25/1999	Measured	256	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	70.	0.95	4									430,081						430,100	

Total AC/HA: 0.14876 | Total SF/SM: 6480 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 430,081 | Spl Credit | Total: 430,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	3	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99435306
Adj $ / SQ:	127.526
Other Features:	109334
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404209
Depreciation:	106711
Depreciated Total:	297498

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

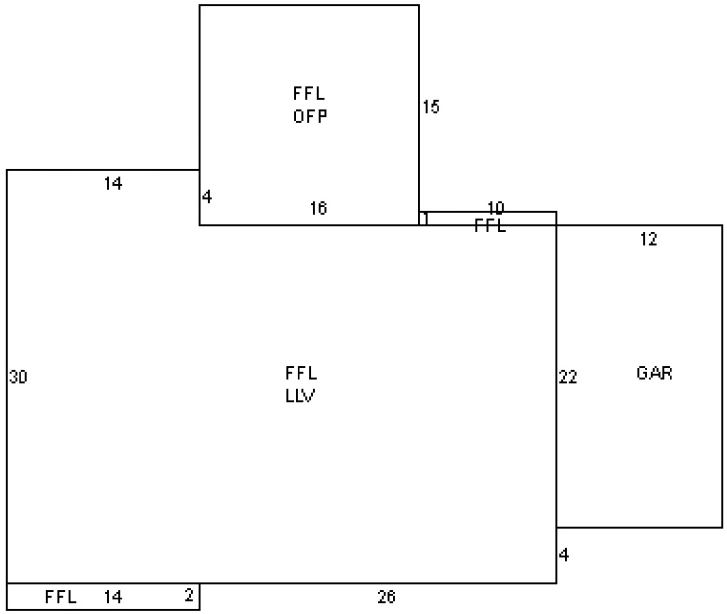
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	127.53
Special Features:	0	Val/Su Net:	98.97
Final Total:	297500	Val/Su SzAd	214.03

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,390	127.530	177,261
LLV	Lower Level	1,096	96.120	105,350
GAR	Garage	264	24.330	6,424
OFP	Open Porch	256	22.820	5,841

Net Sketched Area:	3,006	Total:	294,876
Size Ad	1390	Gross Are	3006	FinArea	2376
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0005-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc